

ORDINANCE

AN ORDINANCE APPROVING AMENDMENTS TO ARTICLE 8 OF THE FAUQUIER COUNTY ZONING ORDINANCE REGARDING SIGN REGULATIONS IN THE PLANNED RESIDENTIAL DEVELOPMENT (PRD), PLANNED DEVELOPMENT MIXED USE (PDMU) AND PLANNED COMMERCIAL AND INDUSTRIAL DEVELOPMENT (PCID) DISTRICTS

WHEREAS, Article 8 of the Fauquier County Zoning Ordinance regulates signs located in Fauquier County; and

WHEREAS, the applicant has submitted zoning ordinance text amendments to provide more flexibility for signs located in planned development districts; and

WHEREAS, the amendments would lead to standardized colors, shapes, sign materials and type fonts for signs in planned development districts; and

WHEREAS, a sign design package would be approved by a permanent property owners' association, home owners' association or permanent design review committee; and

WHEREAS, the applicant then would submit the sign design package to the Fauquier County Planning Commission for review, public hearing and approval; and

WHEREAS, the absence of a sign design package will mean existing sign regulations will be in effect for a planned development; and

WHEREAS, the Fauquier County Planning Commission conducted a public hearing on November 29, 2001; and

WHEREAS, the Planning Commission voted to forward the amendment package in this form with a recommendation of approval; and

WHEREAS, the Fauquier County Board of Supervisors held a public hearing January 22, 2002; and

WHEREAS, the Board of Supervisors held work sessions March 18, 2002 and April 15, 2002; and

WHEREAS, the Board of Supervisors believes the proposed amendments will be in the spirit of the sign ordinance while providing planned development districts with greater flexibility; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 20th day of May 2002, That Article 8 of the Fauquier County Zoning Ordinance be amended to add regulations for signs located in the Planned Residential Development (PRD), Planned

Development Mixed Use (PDMU) and Planned Commercial and Industrial Development (PCID) Districts. The following material will be integrated into the pertinent areas of Article 8 of the Zoning Ordinance:

8-201

Banners: Banners are sections of vinyl or banner cloth used to create a lively atmosphere, promote special or seasonal times or events, and generally enhance a streetscape or parking area. Banners may be supported from street or parking area light poles using clamp-on brackets intended for that purpose.

Owner's Sign: Any sign that identifies an individual, partnership or corporation owning commercial or industrial space that is an individual business so identified by license. Each application by an owner for a sign permit will be accompanied where required by an approval from the property owners' association of the size and design of the sign requested.

Site Map Sign: Any sign that contains a map of the overall project or property identifying the various land use components by their project names. The purpose of a Site Map Sign is to orient a visitor to the overall project design and help in directing the visitor to his/her desired site destination. A Site Map Sign may also contain a directory of owner and tenant names and give their locations by street name and number or by other graphic codes.

Site History Sign: Any sign that describes the history of a particular property. The history may be composed of text and/or graphics that identify events, persons, or activities that occurred on or were associated with the property and that have a particular historic value.

Suspended Sign: Any commercial sign suspended from a roof, overhang or covered structure projecting from or extending from a building façade that may be cantilevered or supported, such as a sign suspended under a covered exterior walkway.

Entrance Feature Sign: Any structural feature consisting of a name, logo, address, wall, retaining wall, fence, gate or combination thereof that is used as an entry feature on one or both sides of a public or private street into a development project or into a distinct land use component within a project.

Land Use/Section Identification Sign: Any sign that is used to help orient or direct visitors to particular sections or land use components of a larger project. A Land Use/Section Identification sign can either be an entrance orientation sign that graphically shows the various land use

components or sections of the overall site to help in initial site orientation, or it can be a smaller directional sign within the overall project directing visitors to particular land use components or sections through graphic identification and signage.

Traffic Control Sign: Any sign that is intended to instruct or direct vehicle drivers, sports equipment operators, or pedestrians in relation to traffic control safety. Traffic control signs may consist of standard Virginia Department of Transportation (VDOT) traffic control signs, or they may be custom-designed traffic control signs or sign supports that incorporate VDOT traffic control signs. Any custom-designed traffic control sign or support must receive VDOT approval prior to installation.

Temporary Marketing Signs: Any non-permanent sign that is used for real estate marketing and is used at display models or on sites of individual properties for sale or lease.

Safety Warning Sign: Any small sign applied on the outside of a utility equipment site or piece of utility equipment that provides safety warnings or emergency contact information.

Project Logo Sign: A sign that consists solely of a graphic logo for a company or a real estate project.

Monument Sign: A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

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Part 4 8-1400 CONSERVATION, AGRICULTURE, VILLAGE, ~~PLANNED COMMUNITY~~, RESIDENTIAL AND MOBILE HOME ZONES

8-1401 Only the following signs shall be permitted in Conservation, Agriculture, Village, ~~Planned Community~~, Residential and Mobile Home Zones:

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Part 16
8-1600 PLANNED DEVELOPMENT MIXED USE DISTRICT (PDMU), PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD) AND PLANNED COMMERCIAL INDUSTRIAL DEVELOPMENT DISTRICT (PCID) ZONES

- 8-1601 Planned district zoning allows mixed land use types in one project. Planned districts may consist of large acreage sites that develop different land use sections simultaneously. Large planned sites may also be developed in multiple phases over a long time frame. Planned districts, especially large acreage planned projects, have different signage requirements than do single land use districts and small acreage sites developed at one time. Part 8-1600 provides separate standards for the different signage needs that PDMU-, PRD- and PCID-zoned, mixed land use districts require.
- 8-1602 The signage requirements of Part 8-1500 Commercial Zones and Industrial Zones apply, unless projects in PDMU, PRD and PCID planned districts meet the project requirements of Section 8-1603 and choose to have the requirements of Section 8-1600 apply to their projects. Signage requirements for PDMU, PRD and PCID planned districts that meet the requirements of Section 8-1603 and that elect to meet the signage requirements of Section 8-1600 are contained *only* in Part 8-1600.
- 8-1603 Signage Design Package Recommended:
- A. A Signage Design Package can be used for any project in a PDMU, PRD or PCID district that will have:
 - (1) multiple land use types;
 - (2) multiple development phases;
 - (3) "for sale" development sites for different land use types;
 - (4) the potential for individual sites to be purchased and developed before the overall PDMU, PRD or PCID project is fully developed;
 - (5) a permanent property owners' association, home owners' association, or a permanent design review committee that will approve architectural, design and landscaping proposals for improvements in the project prior to submittal for County approvals.
 - B. Signage Design Packages, when used under Section 8-1600, must be included as part of the design guidelines in the property owners' association documents.
 - C. A Signage Design Package will graphically present the size, shape and format for each type of sign that the applicant foresees for the project. All proposed sign formats will be dimensioned. Colors, type fonts, and construction materials to be used will be specified for all proposed signs.

- D. Upon approval of the Signage Design Package by the Planning Commission, all new signs within the boundaries of the PDMU, PRD or PCID project will adhere to the standards of the approved Signage Design Package.
- E. Custom-designed and constructed highway/street and traffic control signage may be approved as part of the Signage Design Package, provided that standard VDOT traffic sign sizes, shapes and colors are used. The cost of installation, long-term maintenance and replacement of custom-designed highway/street signage must be assumed by a property owners' association or similar organization that will remain in permanent existence. Two (2) unsigned, proposed agreements will be submitted. The first will be between Fauquier County and VDOT assigning maintenance responsibility for the signage to Fauquier County. The second proposed agreement would be between Fauquier County and the applicant or the permanent property owners' association. The second agreement will assign signage acquisition costs and permanent maintenance costs of the custom-designed traffic control signage to the property owner or to the permanent property owners' association. Signing of both agreements must occur before any custom-designed traffic control signs can be installed on the project site. Should the property owner or permanent property owners' association fail to maintain the approved, custom-designed traffic signs, the County can cancel the signed agreements after giving notice to do so, and the property owner or permanent property owners' association will, at its cost, be required to replace the special VDOT traffic signs then installed with standard VDOT traffic signs and supports.

8-1604

Permitted Types of Signs within a Signage Design Package:

- A. Temporary signs.
- B. Directional signs.
- C. Tenant signs.
- D. Owner's signs.
- E. Site map signs.
- F. Site history signs.
- G. Freestanding identification signs.
- H. Freestanding street address signs.
- I. Shopping center signs.
- J. Canopy signs.
- K. Suspended signs.
- L. Building mounted identification signs.
- M. Building mounted address signs.
- N. Entrance feature/identification signs.
- O. Land use/section area identification signs.
- P. Theater signs: Signs advertising the acts or features to be given in a theater may be displayed on permanent frames erected on the theater building; provided that the bottom of such frame erected flat against a wall may not be less than ten (10) feet above the sidewalk, alley or parking area; and provided further that when the area of such frame facing a

street, alley or parking area does not exceed twenty-four (24) square feet and the area of all such frames facing such street, alley or parking area does not exceed forty-eight (48) square feet.

- Q. Tube illuminated signs (in retail establishments only): One (1) such sign per retail establishment is allowed if displayed in the window and the size is restricted to a maximum of four (4) square feet in size.
- R. Street banners and seasonal displays: Street banners and seasonal displays depicting seasonal, logo, holiday, special events, graphic designs or color panels may be placed on street light poles or parking area light poles. Street banners must be removed or replaced by the property owner or Property Owners' Association when they become faded, tattered or when their support mountings are broken. Street banners must be placed at a height that allows for passage of commercial trucks. Banner sizes are limited to a maximum of 2' x 5'. The owner/installer is responsible for insuring the structural integrity of the supporting poles before street banners and seasonal displays are installed.
- S. Traffic control signs.
- U. Temporary marketing signs.
- V. Safety warning signs.
- W. Project logo signs.
- X. Real estate signs.
- Y. Contractor and subcontractor signs.
- Z. Temporary paper, cardboard or plastic show window signs when mounted inside of retail windows.

8-1605.

Area of a Sign for PDMU, PRD and PCID Districts:

- A. The area of a sign shall mean and include the area within rectangular lines inscribed around any and all words, symbols or pictorial elements on the face of a sign, provide that:
- B. The area of a sign or any portion thereof having a distinctive or ornamental background shall include the area enclosed by such border, and the area enclosed therein, except for Entrance Feature Signs into PDMU, PRD and PCID developments or land use sections within such developments, where background walls, retaining walls, or entry gate features on which signs are mounted will not be considered as being within the area of the sign. The area of the sign will be the area of a rectangle inscribed around the actual wording and/or logo.
- C. The area of a sign or any portion thereof on a building having a distinctive or ornamental background, which sets such background

apart from a larger surface so that it forms an integral part or element of the sign, as distinguished from a functional part of the building exclusive of such sign, shall include the area of such background.

- D. The area of a freestanding sign or any portion thereof having a background that extends beyond the words, symbols or pictorial elements thereof shall include the area of such background.
- E. If any portion of the words, symbols or pictorial elements of a sign extend beyond a border or background, the area of such sign shall be the area of a rectangle inscribed around the sign extension.
- F. The area of a double-face sign, as herein defined shall be considered to be the area of one face only.

8-1606.

Maximum Sign Area in PDMU, PRD and PCID Districts:

- A. Fronting on one (1) or two (2) state highways: on commercial, industrial or retail properties housing only one (1) tenant, the total maximum allowable sign area will not exceed two (2) square feet of area for each of the first fifty (50) linear feet of building frontage, plus one (1) square foot of sign area for each linear foot over fifty (50) linear feet of building frontage. No total sign area, including the area of any freestanding sign, shall exceed 150 square feet in area.
- B. The same maximum allowable sign area of "A" above will also apply to any commercial, industrial or retail property housing more than one (1) tenant. No total sign area, including the area of any freestanding sign, shall exceed 150 square feet in area.

8-1607.

General Regulations:

The following General Regulations shall apply in addition to the specifications contained in the approved Signage Design Package.

- A. Building-mounted signs may project not more than eighteen (18) inches therefrom; except, that signs may be projecting signs if they do not project into any minimum required yard or do not project beyond the street line nor nearer than two (2) feet from any curb line.
- B. Signs may be on the vertical face of a marquee but shall not project below the lower edge of the marquee. No part of the sign shall extend above the vertical marquee face.

- C. Canopy, Awning or Marquee: No entrance canopy or awning shall bear any advertisement, lettering or symbol other than the name of the business and its street address. Marquees shall bear no structural weight of the building and shall support no structure, utility shed or other facility.
- D. The location of all freestanding signs, where permitted, in no instance shall project beyond any property line nor be within two (2) feet of the curb line of a service drive or travel lane or adjoining street.
- E. All signs shall have a minimum clearance of eight-and-one-half (8.5) feet above a walkway and fourteen (14) feet above a street, driveway or alley used by truck traffic.
- F. Temporary signs announcing events sponsored by civic and other nonprofit organizations may be displayed for no longer than thirty (30) days.
- G. Double-Face Sign: Double-face signs are considered one (1) sign when used on a freestanding sign.
- H. Freestanding signs shall be permitted only as follows:
 - (1) one [1] for each street frontage, or
 - (2) one for each individual enterprise or group of enterprises not constituting a shopping center where the building is set back at least twenty-five [25] feet from the front lot line.
 - (3) Freestanding signs as may be reasonably necessary to indicate "entrance" and "exit" to places of business shall be allowed provided that such signs include only the words "entrance" and "exit". Such sign shall not exceed four [4] feet above ground level.
- I. No sign other than the one indicated on the sign application shall be attached to a freestanding sign.
- J. Lighting of signs shall be specified in the Signage Design Package or in the project Architectural Design Standards. Outdoor signage lighting will conform to the performance standards of Article 9 of the Fauquier County Zoning Ordinance.
- K. Real Estate, Contractors, Subcontractor and Directions Signs: Real estate, contractors, subcontractors and temporary directional signs shall be permitted subject to the following provisions:
 - (1) Real Estate Signs: One [1] sign per lot for the purpose of advertising the sale, lease or future use when erected or displayed on the lot or property so advertised. A sign shall not exceed six (6) square feet and must be set back at least six (6) feet from the property line. Sign area not to exceed thirty-two (32) square feet shall be permitted when such sign is set back at least fifty (50) feet from the property line. The design of real estate signs shall be described in the Signage Design Package. Real estate signs must be removed within

five [5] days of the final sale or lease of the lot or property so advertised.

(2) General Contractor and Subcontractor Signs: One [1] general contractor's sign, not exceeding sixteen [16] square feet in area, and one [1] sign for each principal subcontractor, not exceeding six [6] square feet in area, when erected or displayed on the premises upon which building or site operations are being conducted. Height of freestanding signs for contractor and subcontractor signs shall be described in the Signage Design Package. The aggregate of the general contractor and subcontractor signs shall not exceed 32 square feet. All general contractor and subcontractor signs shall be removed upon completion of work.

(3) Directional Signs: Primary, Secondary and Minor directional signs are permitted as needed and when their designs are specified in the Signage Design Package. Directional signs can direct to subproject areas, streets, land use areas [such as a retail, residential or industrial sections], street numbers and individual tenants/property owners and can contain names, street numbers and directional arrows.

L. Signs for A Commercial Shopping Center: A commercial shopping center may have one (1) primary identification sign and secondary identification signs as needed located at alternate entrances to the shopping center. The designs of primary and secondary commercial shopping center signs shall be described in the Signage Design Package.

(1) Primary Identification Sign: A commercial shopping center may have one (1) primary freestanding identification sign. The primary identification sign may contain the name of the center, address and the names of the major commercial tenants in the shopping center. The maximum size of a primary identification sign shall not exceed seventy-five (75) square feet, excluding any planter or retaining wall on which it is located.

(2) Secondary Identification Signs: The size of secondary identification signs shall be as shown in the approved Signage Design Package. Only the name of the shopping center, street name and number and directional information may be on secondary identification signs. No names of tenants are allowed on secondary identification signs. The maximum size of a secondary identification signs shall not

exceed forty-five (45) square feet, excluding any planter or retaining wall on which it is located.

- (3) Commercial Arcade, Building Mounted, Window, Canopy, Suspended, Marquee, Parapet Wall and Wall Signs: The design and sizes of commercial arcade, building mounted, window, canopy, suspended, marquee, parapet wall and wall signs to be allowed in a planned district shall be included and shown in the Signage Design Package.

M. Signs for Stand-Alone Commercial Buildings: No individual enterprise(s) located within or on the same lot as the principle use shall be permitted a separate freestanding sign. These enterprises are allowed building mounted signs only, sign area being based on linear building frontage. Commercial buildings in mixed-use districts that are designed as “stand-alone” commercial buildings on individual lots may have the following signage. The designs for signage for stand-alone buildings shall be described in the Signage Design Package.

- (1) Street Frontage Identification Signs: One (1) street front identification sign is allowed per side of lot having street frontage. The sign may contain the name, address, logo and slogan of the commercial business(es). No individual street front identification sign shall exceed 50 square feet in area, excluding any planter beds or retaining walls on which it is located.

- (2) Building Wall Signs: One (1) building wall sign is allowed per side of building having street frontage. The total maximum allowable sign area for each wall sign will not exceed two (2) square feet of area for each of the first twenty-five (25) linear feet of building frontage. No individual wall sign shall exceed fifty (50) square feet in area.

N. Residential Area Signs:

- (1) Entrance Features/Identification Signs: Separate residential areas may have entrance features/identification signs that contain the name of the residential community.
- (2) Directional Signs: Directional signs showing street names, street numbers and directional arrows may be used in residential areas.

- (3) Freestanding Identification Signs: Freestanding identification signs may be used to identify community features, such as a community center, picnic area or pool facility.
- (4) Real Estate Sales Signs: One (1) temporary real estate sale or lease sign may be placed in the front yard of units for sale or lease. The sign shall not exceed six (6) square feet in area nor six (6) feet in height. The sign area shall not exceed twelve (12) square feet in area nor exceed ten (10) feet in height when such sign is set back at least fifty (50) feet from the front property line. Temporary signs indicating "open house" may be used only on the day of an open house event and must be removed immediately upon ending of the event. Signs naming the model design and builder of model homes may be placed in the yards of model homes and remain until sales activities are completed for the models. No strings of flags or flashing lights are permitted as real estate signs. Small, temporary signs indicating that a lot is sold and providing the name, town and state address of the purchaser may be used when included as part of the Signage Design Package.

8-1608. Sign Formats Consistent with Signage Design Package: All project sign formats that are prepared under provisions of Section 8-1600 must be consistent with the colors, type font and materials as specified in the project Signage Design Package, except where the Signage Design Package allows for established corporate signage within an established sign format.

8-1609. Sign Colors:

- A. The Site Design Package will specify the proposed colors of project sign formats and the colored elements used to unify sign formats.
- B. Individual purchasers or lessees of project property will be able to use their own corporate colors for individual names and corporate logos within the sign size and color formats specified in the Site Design Package.

8-1610. Sign Type Fonts:

- A. The Site Design Package will specify the type fonts to be allowed on the project's various signs. Type font heights will be

specified for the various types of project signs contained in the Site Design Package.

- B. Individual purchasers or lessees of project property will be able to use their own corporate type fonts for corporate names and corporate logos where such usage is allowed within the project site design formats. For example, the Coca-Cola script may be used within an established sign format that prescribes other type fonts for non-registered trademarks or names.

8-1611. Sign Materials:

- A. The Site Design Package will specify the types of materials proposed for construction or use on the project's various signs. Sign poles, supports, panels, attachments, lettering and visible base materials will be identified.
- B. Individual purchasers or lessees of project property may select sign materials for their individual signs where the Site Design Package so allows.

8-1612. Area of Signs:

- A. Viewing distances may vary extensively based on the size of streets, speed limits on adjacent streets, and the sizes of lots or buildings in PRD, PDMU or PCID project sites. The signage sizes specified and approved in the project Site Design Package will govern sign sizes within individual PRD-, PDMU- and PCID-zoned projects that meet the requirements of Section 8-1600.
- B. The Site Design Package will provide graphic scale comparisons of proposed signs with a normal human figure. Scale comparisons will not be required for standard sized VDOT traffic control signs or safety warning signs.
- C. Individual purchasers or lessees installing their individual signs in accordance with the Site Design Package will be required to show scale comparisons when filing for a sign permit.

8-1613 Approval Process for Signage Design Package:

- A. Submittal: The Planning Commission is the approval agency for a Signage Design Package. An applicant shall submit a Signage Design Package for approval to the Planning Commission. The Signage Design Package shall be submitted with either the final site design for the first phase of development or prior to construction of the first phase of lot or site development.

Approval of a Signage Design Package is required prior to construction or erection of any new site signage.

- B. Review: The Department of Community Development staff shall have sixty (60) days for review of the proposed Signage Design Package. The package can be sent back to the applicant for changes or modifications or it can be added to the next Planning Commission agenda for action. A changed or modified package that addresses the staff's comments and is resubmitted shall be added to the Planning Commission agenda within forty-five (45) days.
- C. Public Hearing Required: A public hearing on a Signage Design Package is required before Planning Commission approval in accord with Section 15.2-2204 of the Code of Virginia.
- D. Flexibility in Package Consideration: The legitimate signage needs for PDMU, PRD and PCID projects will vary with the mixture of uses, phasing plans and size of the project site.
- E. Planning Commission Actions: The Planning Commission can approve the Signage Design Package, reject the package, or recommend changes or modifications that will make it acceptable. If the Planning Commission recommends changes or modifications, the modified and resubmitted package will be placed on the next Planning Commission agenda for action that meets the time schedule for agenda item submittal. At the second meeting of the Planning Commission, the Commission may deny approval for any design package which fails to satisfy the requirements of this ordinance, or approve the design package and impose modification to lighting standards, and modifications to specified color and font type.

8-1614 Approval Process for Signs Submitted in Accordance with a Signage Design Package:

- A. Prior Property Owners' Association Approval: An applicant for a County sign permit in a PDUM-, PRD- or PCID-zoned project that has an approved Signage Design Package will first obtain written approval from the property owners association that the proposed sign is in conformance with the approved Signage Design Package before applying for a County sign permit.
- B. Application for County Permits: Application for a permit shall be made to the Zoning Administrator of Fauquier County on forms furnished by that office. Each application shall be accompanied by plans showing the area of the sign or signs; the size and design proposed; the method of illumination, if any; the exact proposed location for such sign; and in the case of suspended or wall signs, the method of fastening such sign to its supporting structure. In any case where the applicant is not the

owner (or owners) of the property on which a sign is to be erected, no permit shall be granted without the written consent of the owner (or owners), who shall also acknowledge in writing to be bound by the provisions of this Ordinance. More than one sign for the same business establishment or activity may be included in one permit.

- C. Proof of Prior Approval: The applicant for a County sign permit will submit written proof of the property owners' association approval to the County, along with the required application for the sign permit.
- D. County Sign Design Permit Approval: The County will review the property owners' association statement of approval, the approved project Signage Design Package, and the sign permit application information to insure conformity before issuing a Sign Design Permit.

8-1615

Amendments to an Approved Signage Design Package:

- A. The owner or a property owners' association may file to amend or add elements to an approved Signage Design Package. The purpose of amending the Package should be to refine the designs where necessary or desirable and/or to add new sign formats that are needed to meet new signage needs. Only the new or proposed amendments to the Signage Design Package shall be subject to review and approval.
- B. The applicant shall submit the required copies of the proposed Package amendments or additions, together with a copy of the approved Signage Design Package, for consideration and approval to the Department of Community Development. Department staff can administratively approve minor amendments and the addition of new sign elements that follow the approved signage format from the approved Signage Design Package.
- C. Major changes to approved signage formats, as defined by the Department staff, or additions of a large number of new sign formats, will require approval of the Planning Commission. A public hearing on the amendments or additions to a previously approved Signage Design Package is required. Minor changes or additions to an approved Signage Design Package may be approved by the Director.
- D. Total redesign of an approved Signage Design Package shall not be considered an amendment but shall be treated as a new

application for initial Signage Design Package approval and will require approval of the Planning Commission.

8-1616 Fee:

A fee shall be paid prior to issuance of a sign permit in accordance with the existing fee schedule of Fauquier County, as established by the Board. The sign permit and fee shall expire and a new permit and fee will be required if the permitted signage has not been erected within a one (1) year period from issuance of the permit. No permit or fee shall be necessary for erection or replacement of a required traffic control sign.

8-1617 Liability:

No permit shall be granted and no permit shall be valid unless and until the permit holder shall have signed an agreement to indemnify and save harmless Fauquier County from any and all loss or damage to property, or injury or death of any and all persons, and suits, claims, liabilities or demands of any kind whatsoever resulting directly or indirectly from the erection, use, maintenance, or alteration of any sign or other device authorized by such a permit.

8-1618 Revocation of Permits:

If an individual sign (or signs) is not erected within one (1) year following the issuance of a sign permit, said permit shall become null and void as to such sign or signs. Under no circumstances are permit fees refundable.

All rights and privileges acquired under the provisions of this Article or any amendments thereto are revocable by the Zoning Administrator of Fauquier County for cause or whenever there is a violation of the Zoning Ordinance, and all sign permits shall so state.

8-1619 Temporary Signs:

- A. One temporary sign shall be allowed for a period not to exceed thirty (30) consecutive days.
- B. Persons responsible jointly or severally for the removal of a temporary sign are the occupant of the premises on which it is located, the owner of the sign, the owner of the premises on which the sign is located, the person responsible for its erection.
- C. No temporary political signs shall be permitted in public or private street rights-of-way or common areas owned by a property owners association. Temporary political signs are permitted only on fee simple owned property. Temporary

political signs shall in no case be erected more than ninety (90) days prior to an election or referendum and shall not remain erected for more than fifteen (15) days after the election. Persons responsible jointly or severally for the maintenance and removal of political signs are the candidates, spokesmen or campaign committees, the owner of the premises on which the signs are located, the person erecting the sign, and the person causing erection of the sign.

- D. No temporary sign in a PDMU, PRD or PCID zone shall exceed thirty-two (32) square feet in area or eight (8) feet in height.
- E. Construction signs permitted in a PDMU, PRD or PCID zone and designed in accordance with designs specified in an approved Signage Design Package shall be erected no more than five (5) days prior to the beginning of construction for which a valid building or grading permit has been issued, shall be confined to the site of construction and shall be removed within 14 days of completion of construction.
- F. Temporary signs announcing events sponsored by civic and other nonprofit organizations may be displayed for no longer than thirty (30) days. These signs are not to be deducted from the allowable signage for a premises. All signs must be removed within seven (7) days after the event. Persons responsible jointly or severally for the maintenance and removal of these signs are the club or organization officers, committee chairman or committee members, the owner of the premises on which the signs are located, the person erecting the sign, the person causing the erection of the sign.
- G. No permanent sign may be painted directly onto the exterior surface of a building, except for street numbers on glass doors of commercial/retail businesses.
- H. Any arrangement by exposed tubing or a series of lights in rows, strings, patterns or designs that outline or are affixed to any portion of a building or structure are prohibited. This prohibition does not apply to exposed tubing or lights that are an integral part of an approved sign or sign structure; nor does this prohibition preclude those seasonal displays or decorations for events, such as religious holidays and the Fourth of July, not advertising a product, service or entertainment.

- A. Whenever the use of a building or premise in a PDMU, PRD or PCID zone by a specified business or occupation is discontinued, signs pertaining to that business or occupation that were previously erected or displayed on that building or as a freestanding sign shall be removed within a period of twenty-one (21) days following the vacation of the premises by such business or occupation. If, after written notice from the Zoning Administrator, such signs are not removed within ten (10) days, the Zoning Administrator shall cause such removal and charge the cost to the owner of the premises.
- B. The Zoning Administrator shall give written notice to the sign permittee to remove such sign with five (5) days when it is in violation of any provision of this Article (except nonconforming signs). It shall be the duty of the sign permittee to remove it within that time or bear the cost for its removal by the Zoning Administrator or his authorized representative. The owner of the premises shall be responsible only in the event that the sign permittee's business is abandoned and/or tenant cannot be located by reasonable effort.
- C. The Zoning Administrator or his authorized representative shall remove any sign erected in a public right-of-way in violation of any provision of this Article, impound the sign and give written notice to the owner of the sign if ownership is readily determinable. The owner may secure release of the sign upon payment of the cost incurred by the County in removing the sign, plus one dollar (\$1.00) per day for each day of storage. Signs not redeemed within a period of thirty (30) days after the placing of such notice in the mail shall become the property of Fauquier County at the option of Fauquier County.
- D. Any sign that becomes a safety hazard or that is not kept in good general condition and in a reasonably good state of repair and is not, after thirty (30) days written notice to the owner or permittee, put in a safe and good state of repair, is hereby declared a public and private nuisance. It may be removed, obliterated or abated by the Zoning Administrator or his authorized representative. Any sign that in the opinion of the Zoning Administrator constitutes an immediate or imminent danger to life or property may be removed or put in safe condition by him immediately. The County may collect the cost of such removal, obliteration or abatement from the owner or permittee.

E. Any written notice required of the Zoning Administrator shall be sent to the last known address of the addressee as appears in the tax records of Fauquier County.

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~~Part 16~~ Part 17 ~~8-1600~~ 8-1700 VARIANCES

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~~Part 17~~ Part 18 ~~8-1700~~ 8-1800 SPECIAL PERMITS